176.0	0010	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	804,300 / 804,300
					USE VALUE:	804,300 / 804,300
					ASSESSED:	804,300 / 804,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARRY MICHAEL H
Owner 2:	
Owner 3:	
Street 1:	68 WILLIAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BARRY HENRY W/DOROTHY J -
Owner 2:	-
Street 1:	68 WILLIAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .159 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1955, having primarily Clapboard Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6947.000	364,400		439,900	804,300
Total Card	0.159	364,400		439,900	804,300
Total Parcel	0.159	364,400		439,900	804,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.59 /Parcel: 365.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 119188

GIS Ref

GIS Ref

Insp Date 09/08/18

!13843!

PREVIOUS ASSESSMENT

Parcel ID 176.0-0010-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	364,400	0	6,947.	439,900	804,300		Year end	12/23/2021
2021	104	FV	345,400	0	6,947.	439,900	785,300		Year End Roll	12/10/2020
2020	104	FV	345,400	0	6,947.	439,900	785,300	785,300	Year End Roll	12/18/2019
2019	104	FV	314,700	0	6,947.	433,600	748,300	748,300	Year End Roll	1/3/2019
2018	104	FV	314,700	0	6,947.	333,100	647,800	647,800	Year End Roll	12/20/2017
2017	104	FV	295,300	0	6,947.	314,200	609,500	609,500	Year End Roll	1/3/2017
2016	104	FV	295,300	0	6,947.	289,100	584,400	584,400	Year End	1/4/2016
2015	104	FV	246,900	0	6,947.	270,200	517,100	517,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:49:52

LAST REV

Date	Time
07/28/20	15:16:11
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13843

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARRY HENRY W/D	64473-424		11/6/2014	Convenience	1	No	No		Dorothy Barry dod 11/23/2018
BARRY HENRY W	44053-401		11/8/2004	Family	1	No	No		
	9167-56		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	119188
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2020	371	Redo Kit	33,360	C				
3/22/2019	367	Redo Bat	17,000	C				
8/31/2012	1099	Wood Dec	12,020	C				REPLACE EXISTG DEC
8/12/2008	916	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	MEAS&NOTICE	HS	Hanne S
1/21/2009	Meas/Inspect	189	PATRIOT
12/18/2008	Measured	372	PATRIOT
3/3/2000	Inspected	270	PATRIOT
1/6/2000	Mailer Sent		
12/22/1999	Measured	276	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6947		Sq. Ft.	Site		0	70.	0.90	6									439,888						439,900	

Total AC/HA:	0.15948	Total SF/SM:	6947	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	439,888	Spl Credit		Total:	439,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.18571424
Const Adj.:	1.00589943
Adj $ / SQ:	178.906
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	528073
Depreciation:	163703
Depreciated Total:	364370

COMMENTS

UTILITY SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	M
Totals			
2	10	4	

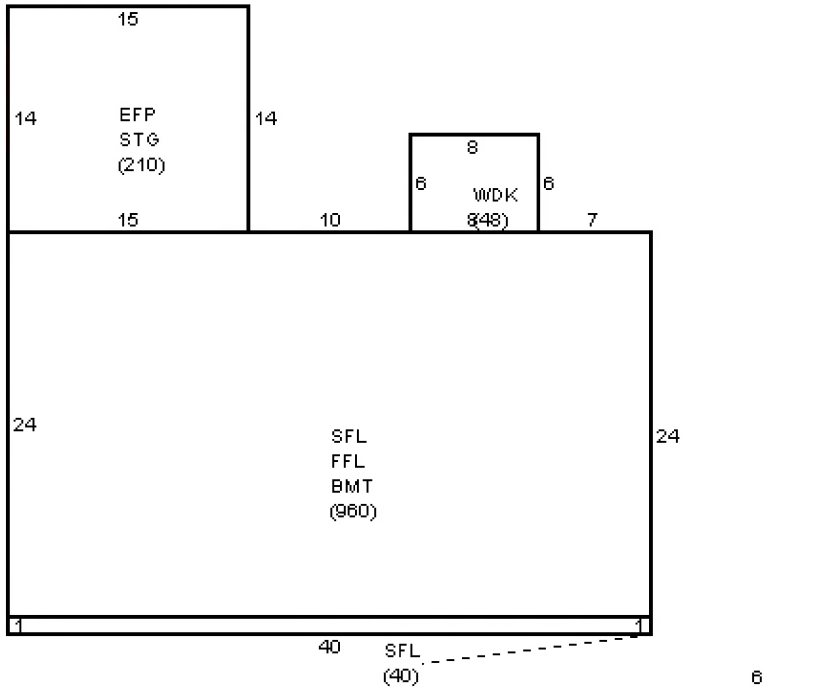
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.91
Special Features:	0	Val/Su Net:	107.56
Final Total:	364400	Val/Su SzAd	185.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,000	178.910	178,906
BMT	Basement	960	63.740	61,186
FFL	First Floor	960	178.910	171,750
EFP	Enclos Porch	210	40.430	8,490
STG	Storage	210	6.990	1,469
WDK	Deck	48	16.090	773

Net Sketched Area:	3,388	Total:	422,574
Size Ad 1960	Gross Area 3388	FinArea	2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	2000	0.00	T	15.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

176.0-0010-0005.0

IMAGE

AssessPro Patriot Properties, Inc